

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2020-0015

Approved by Planning and Zoning: July 8, 2020

Permission is hereby granted to: Sachindra Desaram

to use the premises located at: 4938 B-C Eisenhower Avenue

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

July 8, 2020
Date

Karl Moritz (by T. LaColla)
Karl Moritz, Director
Department of Planning and Zoning

DATE: July 8, 2020

TO: Tony LaColla, Division Chief,
Land Use and Regulatory Services, Department of Planning and Zoning

FROM: Kaliah Lewis, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-0015
Administrative Review for Change of Ownership
Site Use: Light Automobile Repair
Applicant: Sachindra Desaram
Location: 4938 B-C Eisenhower Avenue
Zone: OCM(100)/Office Commercial Medium (100)

Request

Special Use Permit #2020-00015 is a request to change ownership of an existing light automobile repair business from Carlos Flores to Sachindra Desaram. The applicant will keep the existing name of the light automobile repair business, Van Dorn Auto Repair.

Background

City Council approved SUP2004-0044 for a light automobile repair use operated for Carlos Flores at 4938 B-C Eisenhower Avenue in June 2004.

Community Outreach

Public notice was provided through eNews, posting via the City's website, and by posting a placard on the site. The Cameron Station Civic Association was sent an e-mail with information about the current application. Staff did not receive any comments to cause docketing of the change of ownership request.

Staff Action

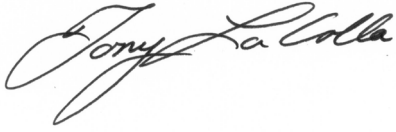
Staff supports the change of ownership request and finds the continued operation of a light automobile repair business at this location to be compatible with the existing light industrial and commercial uses in the area, as well as a conveniently located service business for the community. Staff has carried forward and amended conditions as necessary from SUP2004-0044 and added current standard conditions. Conditions have been deleted that the previous SUP holder satisfied or are requirements that no longer apply.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 8, 2020

Action: Approved

A handwritten signature in black ink, appearing to read "Tony LaColla". The signature is fluid and cursive, with the first name "Tony" and last name "LaColla" clearly distinguishable.

Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2020-0015

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP2004-00044)
2. The applicant shall provide at least five parking spaces. (P&Z) (SUP2004-00044)
3. All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP2004-00044)
4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP2004-00044)
5. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z) (SUP2004-00044)
6. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (P&Z) (T&ES) (SUP2004-00044)
7. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z) (SUP2004-00044)~~
8. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP2004-00044)
9. The hours of operation shall be limited to between 6:00 A.M. and 8:00 P.M. Monday through Saturday. (P&Z) (SUP2004-00044)
10. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP2004-00044)
11. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Engineering division 703.383.4327 to obtain a copy of the manual. (P&Z) (SUP2004-00044)

12. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP2004-00044)~~
13. The application of paints or coatings shall be prohibited at the site. (P&Z) (T&ES) (SUP2004-00044)
14. **CONDITION AMENDED BY STAFF:** ~~The use must comply with the city's noise ordinance.~~ Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (P&Z) (SUP2004-00044)
15. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP2004-00044)
16. **CONDITION DELETED AND REPLACED WITH CONDITION 24:** ~~The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP2004-00044)~~
17. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP2004-00044)
18. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z)
19. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
20. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. (P&Z)

21. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z)
22. **CONDITION ADDED BY STAFF:** Repair work done on the premises shall be limited to light automobile repair. (P&Z)
23. **CONDITION ADDED BY STAFF:** Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (P&Z)
24. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2020-0015. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the light automobile repair use at 4938 B-C Eisenhower Avenue.



Applicant - Signature

JULY 14 ,2020

Date

SACHINDRA DESARAM

Applicant – Printed

JULY 14,2020

Date